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12 Springfield Road,
Wincanton, BA9 9BL

A well-presented three-bedroom semi-detached house with two reception rooms, a fitted kitchen, garage, off-road parking, and generous gardens, situated in a desirable residential location. EPC D

£240,000 Freehold

Council Tax Band: C

12 Springfield Road,

Wincanton, BA9 9BL

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Description

A well-proportioned three-bedroom semi-detached house offering spacious accommodation in a desirable residential location. The property benefits from two reception rooms, two double bedrooms, a good-sized kitchen, off-road parking, a garage, double glazing, and generous lawned gardens.

The accommodation comprises an entrance hall, lounge with rear aspect, separate dining room, and fitted kitchen with a range of base and wall units, work surfaces, oven, four-ring hob, and access to the side path.

Upstairs, there are three bedrooms, including two good-sized double bedrooms, along with a family bathroom and separate WC.

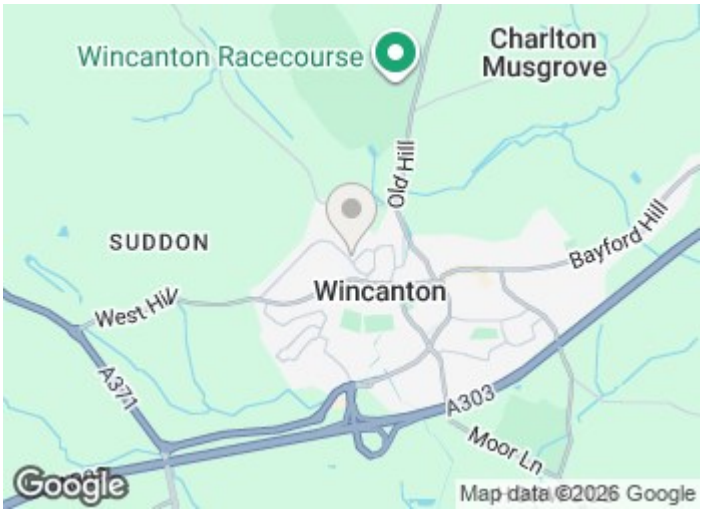
Externally, the property is approached via a driveway providing off-road parking and access to the single garage. The front garden is mainly laid to lawn, with the enclosed rear garden also offering a good-sized lawned area.

Situation

The popular small town of Wincanton has a historic centre and benefits from a number of amenities and excellent transport links. Within the town there are a number of independent shops in the centre as well as two supermarkets on the edge of town. There is a leisure centre and a gym within the town as well as the popular Holbrook House Hotel and Spa on the outskirts. There is an active community within Wincanton with a number of societies and several churches. Other small towns such as Bruton and Castle Cary are also nearby as well as the beautiful Stourhead Estate. Other larger towns within commuting distance from the property include the regional centre of Yeovil as well as the Cathedral City of Salisbury and the historic town of Sherborne with its famous Abbey and Castles. There are excellent Schools in the area with a primary school in Wincanton and the local state secondary school King Arthur's. There are also a number of independent schools nearby including the Bruton Schools and the schools at Sherborne.
There are excellent communication links with the A303 within five minutes drive providing good road access to London and the South West. There are also excellent rail links with stations at Templecombe, Gillingham, Castle Cary and Bruton. Bristol and Bournemouth Airports are also within a comfortable driving distance.

Additional Information

Services: Mains Water, Gas, Electricity & Drainage.
Council Authority: Somerset Council - Tel: 0345 034 4569
Council Tax Band: C
Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.
Energy Performance Certificate: Rated: D



Directions

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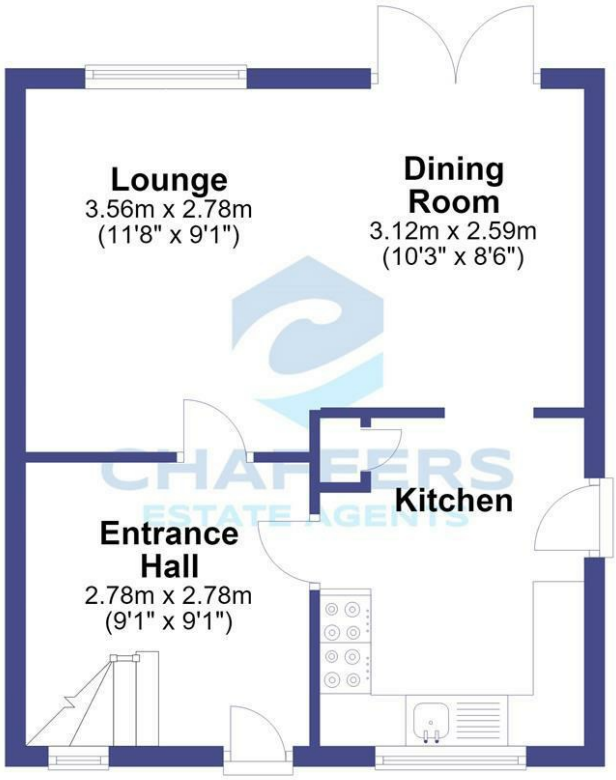




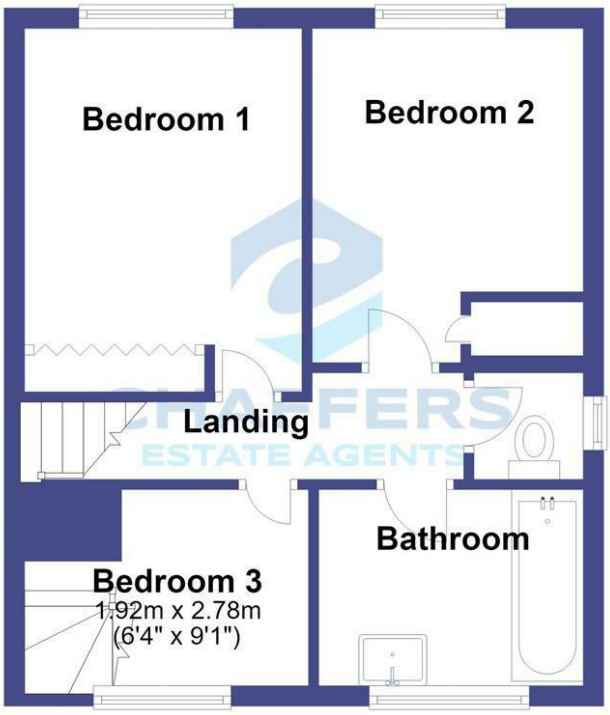



Floor Plan

Ground Floor
Approx. 35.2 sq. metres (379.2 sq. feet)

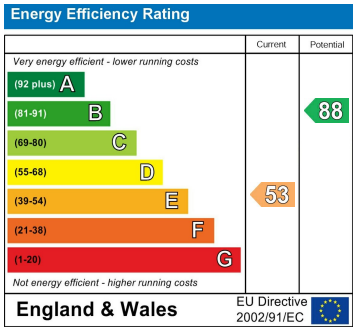


First Floor
Approx. 35.5 sq. metres (381.8 sq. feet)



Total area: approx. 70.7 sq. metres (761.0 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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